

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING – October 25, 2011
7:30 P.M.**

FINAL AGENDA

1. CALL TO ORDER AND SALUTE TO THE FLAG
2. SUNSHINE STATEMENT
3. ROLL CALL
4. OLD BUSINESS

- A. Application ZB#2011-15 for Effisolar Energy Corporation. Applicant is requesting Final Major Site plan approval for Phase 2 for solar generation facility on property located at 1019 Cedar Lane, Florence Township, NJ. Block 163.02, Lot 9 and Block 164.01, Lot 2.01.

John A. Giunco, Esq.

Application received September 12, 2011 and continued at the request of the Applicant until the October 25, 2011 meeting.

REPORTS/CORRESPONDENCE

ZB#2011-15A Letter from John Giunco, attorney for EffiSolar Energy Corp. Requesting a continuance until the November 22, 2011 meeting and stating that due to some changes to the plan they will be providing additional public notice.

- B. Application ZB#2011-09 for Silvia Secelean & Ioan Secelean. Applicant is requesting a Use Variance to permit conversion of a detached garage into a one bedroom apartment on property located at 1019 Potts Mill Road, Florence Township, NJ. Block 166, Lot 12.01.

James W. Burns, Esq.

Application received May 12, 2011 and continued at the request of the Applicant until October 25, 2011.

REPORTS/CORRESPONDENCE

5. NEW BUSINESS

- A. Application ZB#2011-16 for Waggin' Tails of Florence, LLC. Applicant is requesting an Interpretation from the Board that the proposed use of property as a "pet store" is expressly allowed as a permitted use in the HC Highway Commercial Zone or a Use Variance in the alternative for property located at 2037 Route 130 South, Florence Township. Block 159, Lot 4.02.

Paul H. Schulz, Esq.

Application received October 11, 2011.

REPORTS/CORRESPONDENCE

ZB#2011-16A Review letter from Engineer Guzzi dated October 17, 2011.

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ZB#2011-16B Review letter from Planner Perry dated October 18, 2011.

6. MINUTES Minutes from the regular meeting of September 27, 2011.

7. RESOLUTIONS

Resolution ZB-2011-27 granting bulk variances for impervious surface coverage and alley setback to Michael Zekas to permit installation of an in-ground swimming pool on property located at 313 Spring Street, Florence.

8. CORRESPONDENCE

A. 2012 Meeting Schedules of Boards/Commission

9. VOUCHERS

10. OTHER BUSINESS

11. PUBLIC COMMENTS

12. ADJOURNMENT